35
CTIC
5P.

PICK-UP

This instrument was prepared by:

Bradley V. Ritter, Esq.
Kirkland & Ellis LLP
200 E. Randolph Drive, Suite 5900
Chicago, IL 60601

After recording mail to:

Gregory P. L. Pierce, Esq.
Katten Muchin Zavis Rosenman
525 W. Monroe Street, Suite 1600
Chicago, Illinois 60661

Map No. 118-12 and Parcel No. 60

Davidson County DEEDWARR
Recvd: 06/10/04 14:53 9pgs
Fees:48.00 Taxes:2172.41
20040610-0069047

For Recorder's Use Only

SPECIAL WARRANTY DEED

(Pla Mor Lanes, Nashville, Tennessee)
(Center No. 48)

This **SPECIAL WARRANTY DEED**, made this 25th day of February 2004, between **AMF BOWLING CENTERS, INC.**, a Virginia corporation, having an address of 8100 AMF Drive, Mechanicsville, Virginia 23111 ("Grantor"), and **iSTAR BOWLING CENTERS I LP**, a Delaware limited partnership, having an address of 1114 Avenue of the Americas, New York, New York 10036 ("Grantee").

WITNESSETH, that Grantor, in consideration of FIVE HUNDRED EIGHTY-SEVEN THOUSAND, ONE HUNDRED THIRTY-EIGHT Dollars ($587,138.00) and other good and valuable consideration paid by the Grantee, does hereby grant, bargain, sell, convey and confirm unto the Grantee, and the heirs or successors and assigns of the Grantee, forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Davidson and State of Tennessee (the "Property"):

See "Exhibit A" attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Property to the center lines thereof; **TOGETHER** with the hereditaments and appurtenances and all the estate and rights of the Grantor in and to the Property; **TO HAVE AND TO HOLD** the Property unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

AND the Grantor covenants that the Grantor, during the period that Grantor has owned title to the Property, has not done or suffered anything whereby the Property has been encumbered in any way whatever, except as set forth on "Exhibit B" attached hereto and made a part hereof; and that the Grantor will warrant and defend the Property against all persons claiming by, through or under the Grantor, but not otherwise.

AND the Grantor does fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

(Signatures on Next Page)

IN WITNESS WHEREOF, the Grantor has duly executed this deed by its duly authorized officer or representative, and attested to by its secretary or assistant secretary, on the day and year first above written.

AMF BOWLING CENTERS, INC., a Virginia corporation

By: _____
Name: Mark S. Hatcher
Its: Vice President

WITNESS:

By: Daniel O. Johnson
Name: Daniel A. Johnson

Corporate Seal:

By: _____
Name: John Gottesch

ATTEST:

By: John S. Shearer
Name: John S Shearer
Its: _____ Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On the 27th day of February, in the year 2004, before me, the undersigned, personally appeared and acknowledged to me that he/she executed the attached deed in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned on the day and year first mentioned above.

"OFFICIAL SEAL"
Michael West
Notary Public, State of Illinois
My Commission Expires August 01, 2007

Notary Public

Name: Michael West
Address: 2254 Roadway
Ruston Park, IL

My Commission Expires: 8/1/07

STATE OF IL

COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $587,138.00

Affiant Mark L Walath

Subscribed and sworn to before me this the 27 TH day of February, 2004.

"OFFICIAL SEAL"
Michael West
Notary Public, State of Illinois
My Commission Expires August 01, 2007

Notary Public

My commission expires: 8/1/07

(Continued on Next Page)

Mail Tax Bills To:

AMF BOWLING CENTERS, INC.
8100 AMF Drive
Mechanicsville, Virginia 23111

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

(See the attached)

Parcel 1

Land in Davidson County, Tennessee, being Lots No. 61, 62, 66 and 67 on the plan of Sidco Subdivision, Section III, a plat of which is of record in Book 2663, page 41, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AMF Bowling Centers I, Inc., an Alabama corporation, by deed from All American Bowling Corporation, a Georgia corporation, of record in Book 8045, page 449, Register's Office for Davidson County, Tennessee. AMF Bowling Centers I, Inc., an Alabama corporation, having since merged into AMF Bowling Centers, Inc., a Virginia corporation, as evidenced by instruments of record in Book 9893, page 27, and Book 10002, page 13, said Register's Office.

Parcel 2

A perpetual non-exclusive easement for the benefit of Parcel 1 for the purpose of sewer, water and electric service as set forth in the warranty deed dated December 27, 1957 and recorded December 27, 1957 in Book 2707, page 619.

EXHIBIT B

TITLE EXCEPTIONS (Ctr. No. 048)

(a) Real estate taxes, assessments and other governmental charges not yet due and payable;

(b) Subject to all matters shown on the Plat of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee;

(c) Easement(s) to Suburban Industrial Development Company set forth in the instrument recorded in Book 2707, page 619, said Register's Office;

(d) Reservation to the United States of America of all fissionable material of record in Book 2152, page 347, said Register's Office; and

(e) Matters depicted in the survey by John Coke Smith III for Bock and Clark, dated January 22, 2004, Job. No. 01220440.